

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning & Economic Development

**AGENDA DATE:** Resolution; Consent Item; CCA 4/12/11

**CONTACT PERSON/PHONE:** Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

A Resolution approving a detailed site development plan for a portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas, pursuant to section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 230 S. Americas Avenue. Applicant: Valero (Big Diamond Inc.) ZON10-00117 (**District 6**)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
Historic Landmark Commission (HLC) – Approval Recommendation (5-0)  
City Plan Commission (CPC) – Approval Recommendation (4-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Mathew S. McElroy \_\_\_\_\_  
Deputy Director- Planning & Economic Development

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 8, STEVENS SUBDIVISION NO. 1 OF RONQUILLO RANCH, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, on June 10, 1986, City Council rezoned the property described as *a portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas*, from A-M (Apartment/Mobile Home) and RMH (Residential Mobile Home) to C-3 (Commercial) and as part of the rezoning imposed a condition that prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the Mayor and City Council; and,

**WHEREAS**, the property owner **Valero (Big Diamond Inc.)** (the "Owner") is ready to proceed with development and has submitted a detailed site development plan for review; and,

**WHEREAS**, the detailed site development plan is subject to the development standards in the **C-3/H/c (Commercial/Historic/condition) District** regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission; and,

**WHEREAS**, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

**WHEREAS**, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

**WHEREAS**, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. Pursuant to requirements imposed on the subject property described as *a portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas* by Ordinance No. 008699 passed and approved June 10, 1986, the City Council hereby approves the detailed site development plan submitted by the Applicant. The detailed site development plan is subject to the development standards in the **C-3/H/c (Commercial/Historic/condition)** District.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-3/H/c (Commercial/Historic/condition)** District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-3/H/c (Commercial/Historic/condition)** District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

*(Signatures on following page)*

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.**


**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen,  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning and  
Economic Development Department

(Agreement on following page)

## DEVELOPMENT AGREEMENT

By execution hereof, **Valero (Big Diamond Inc.)** ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **C-3/H/c (Commercial/Historic/condition)** District located within the City of El Paso.

**EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.**

Valero (Big Diamond Inc.)

By: \_\_\_\_\_

## ACKNOWLEDGMENT

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_, in his legal capacity on behalf of **Valero (Big Diamond Inc.)**.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_



**PLANNING & ECONOMIC DEVELOPMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** March 29, 2011

**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager

**FROM:** Tony De La Cruz, Planner

**SUBJECT:** ZON10-00117

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The City Plan Commission (CPC), on February 24, 2011 voted 4-0 to recommend **APPROVAL** of the detailed site development plan for the subject property, in agreement with recommendation from the HLC, DCC, and staff.

The properties were rezoned on June 10, 1986 from A-M (Apartment-Mobile Home) and RMH (Residential-Mobile Home) to C-3/c (Commercial/conditions) via ordinance No. 8699. As part of the rezoning, conditions were imposed requiring that a detailed site development plan review be approved by City Council prior to the issuance of any building permits.

The CPC found that the detailed site development plan is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Lower Valley Planning Area. The CPC also determined that the detailed site development plan protects residential areas from incompatible land uses and encroachments which may have a negative impact on the residential living environment; and the detailed site development plan will preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

**Attachments:** Staff Report



## ***City of El Paso – Staff Report***

|                          |   |
|--------------------------|---|
| <b>Case No:</b>          | ZON10-00117   |
| <b>Application Type</b>  | Detailed Site Development Plan Review   |
| <b>CPC Hearing Date</b>  | February 24, 2011   |
| <b>Staff Planner</b>     | Tony De La Cruz, 915-541-4329, <a href="mailto:delacruzja@elpasotexas.gov">delacruzja@elpasotexas.gov</a> |
| <b>Location</b>          | 230 S. Americas Avenue  |
| <b>Legal Description</b> | A portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas. |
| <b>Acreage</b>           | 1.41 acres  |
| <b>Rep District</b>      | 6   |
| <b>Existing Use</b>      | Convenience Store/Gas Station   |
| <b>Proposed Use</b>      | Convenience Store/Gas Station   |
| <b>Existing Zoning</b>   | C-3/H/c (Commercial/Historic/condition)   |
| <b>Request</b>           | Detailed Site Development Plan Review per zoning condition  |
| <b>Property Owner</b>    | Valero (Big Diamond Inc.)   |
| <b>Applicant</b>         | Scott Lombard   |
| <b>Representative</b>    | PSRBB Architects (Robert Filarski)  |

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/H (Commercial/Historic)/ State Highway; C-4 (Commercial)/ State Highway (Loop 375).  
**South:** C-3/H/sc (Commercial/Historic/special condition)/ Drive-thru Restaurant.  
**East:** C-3/sc (Commercial/special condition)/ Retail  
**West:** C-4/H (Commercial/Historic)/ Vacant; C-4 (Commercial)/ Vacant.

**THE PLAN FOR EL PASO DESIGNATION:** Commercial (Lower Valley Planning Area)

**Nearest Park:** Caribe Park (2308 Ft.)

**Nearest School:** Camino Real Middle School (3625 Ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

N/A

### **NEIGHBORHOOD INPUT**

Detailed site development plan review does not require public notification, per section 20.04.520 of the El Paso City Code.

### **APPLICATION DESCRIPTION**

The request is for detailed site development plan review as required by Ordinance No. 008699, dated June 10, 1986. The site plan proposes the construction of a 4,468 square foot convenience store with fueling canopies. The project proposes 26 parking spaces and 3 bicycle spaces. Access to the subject property is proposed via Socorro Road and Americas Avenue.

### **HISTORIC LANDMARK COMMISSION RECOMMENDATION**

The HLC recommended approval of a Certificate of Appropriateness and Demolition for the proposed construction on February 14, 2011 (5-0).



## **PLANNING & ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the detailed site development plan, as it meets all the requirements for a detailed site development plan review per section 20.04.150 of the El Paso City Code.

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses..
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

The purpose of the C-3 (Commercial) district is intended to permit miscellaneous commercial land uses serving several neighborhoods within a planning area.

### **Engineering & Construction Management – BP&I**

Plan Review has no objections to the Detailed Site Plan Review as presented.

### **Engineering & Construction Management – Landscaping**

Landscape Review has no objections to the request but did provide the following comments;

- Landscaping at parkway must be coordinated with TxDot.

### **Engineering & Construction Management – Land Development**

- Proposed driveways width (25'min., 35'max.) on Loop 375 Americas and Socorro Road.
- Label proposed 5' sidewalk along Socorro Road.
- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- Grading plan and permit shall be required.\*
- Storm Water Pollution Prevention Plan and/or permit required.\*
- Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.\*
- Coordination with TXDOT (For drainage & driveway).
- The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0050B, date October 15, 1982.
- \* This requirement will be applied at the time of development.

### **Department of Transportation**

Recommends approval of the request with the following comments;

- The width of the driveway along Loop 375 exceeds the 35-foot maximum width allowed for driveways serving service stations. The applicant may request a variance from the Traffic Engineer for the wider driveway in accordance with Section 13.12.210.
- As illustrated, the ramp at the intersection is not ADA compliant. Directional ramps are required at this intersection.
- Access to Socorro Road and Loop 375 to be coordinated with TXDoT.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public rights-of-way shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**EPWU Comments**

EPWU does not object to this request.

**El Paso Fire Department**

El Paso Fire Department does not object to this request.

**CITY PLAN COMMISSION OPTIONS**

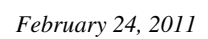
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Enlarged Site Plan
5. Elevations

ZON10-00117





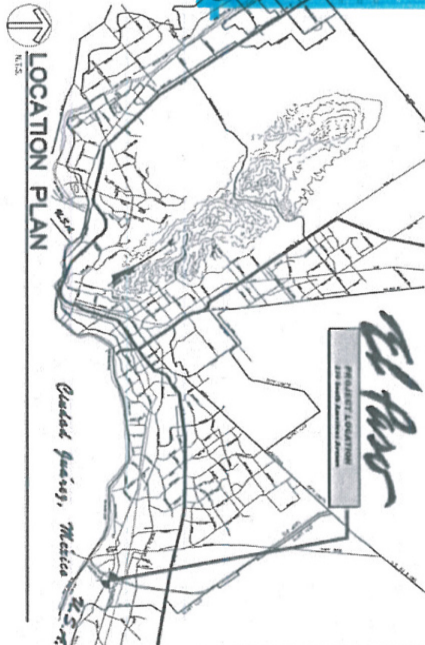
ATTACHMENT 2: AERIAL MAP

ZON10-00117



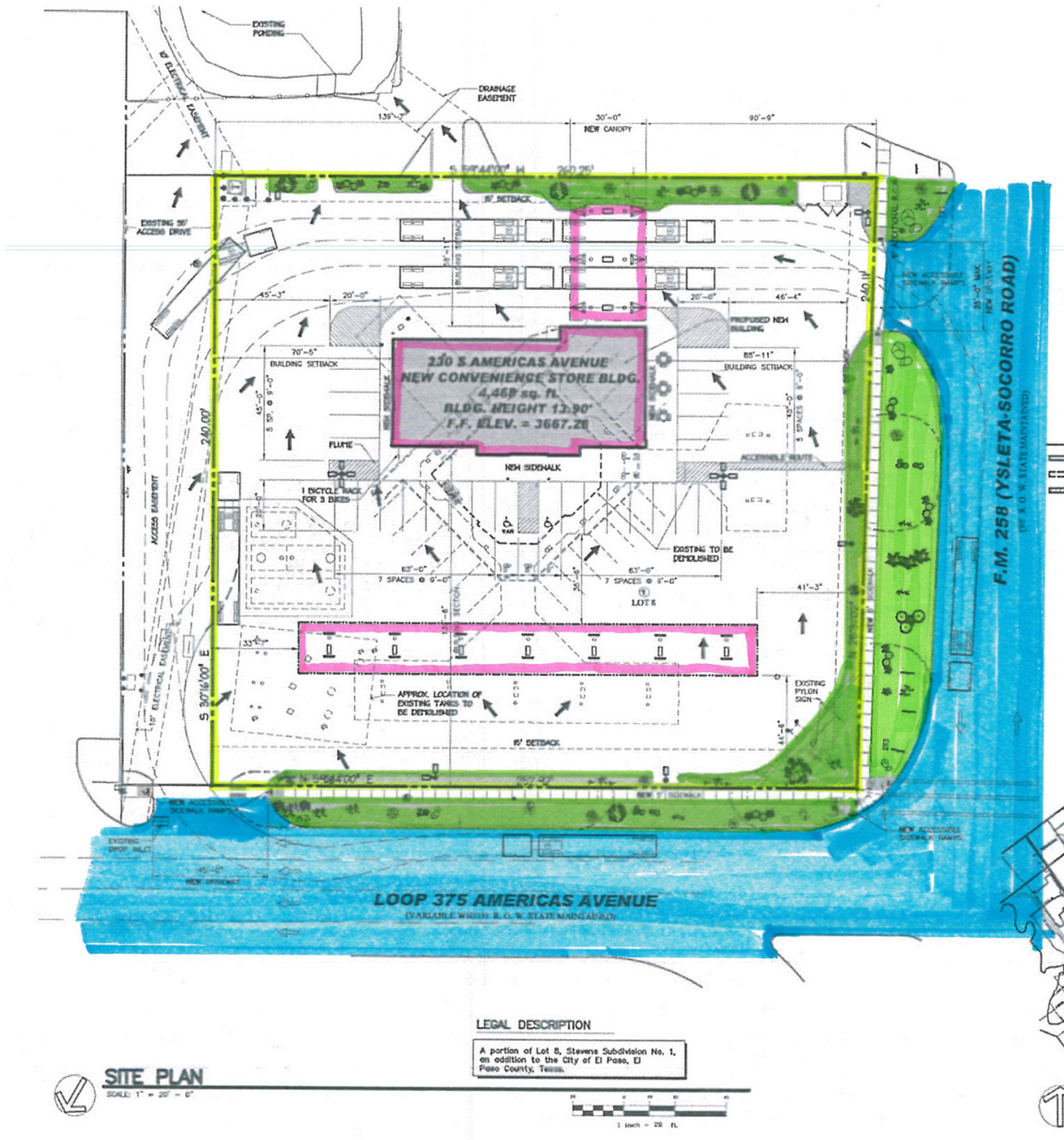


**SCALE: 1" = 30' = 0"**



|  |   |  |   |
|--|---|--|---|
| Construction No.<br>1C-222<br>Date 11/29/00<br>Rev A1/3/01<br>Sheet A1<br>1 of 5 | <b>PSRBB</b> 1845 Northwestern Drive, Suite A<br>El Paso, Texas 79912<br>Phone: 915.877.2020<br>Fax: 915.877.2222<br>www.psrbb.com<br><b>ARCHITECTS COMMERCIAL GROUP INC.</b> | <br><b>VALERO</b><br>230 South America Avenue El Paso, Texas 79907<br><small>ONE VALERO WAY SAN ANTONIO, TEXAS 78216<br/>         TEL: 214-202-4000 FAX: 214-202-2075</small> |  |
|--|---|--|---|

# ATTACHMENT 4: ENLARGED SITE PLAN





# ATTACHMENT 5: ELEVATIONS

